



RECOMMENDATION GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3019337

Address: 5214 42nd Ave S

Applicant: Bradley Brown, Freiheit & Ho Architects for Kin On

Date of Meeting: Tuesday, September 20, 2016

Board Members Present: Julian Weber (Chair)
Carey Dagliano Holmes
Sharon Kholsa
Charles Romero

Board Members Absent: David Sauvion

SDCI Staff Present: Josh Johnson

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 with a 40' height limit (NC2-40)

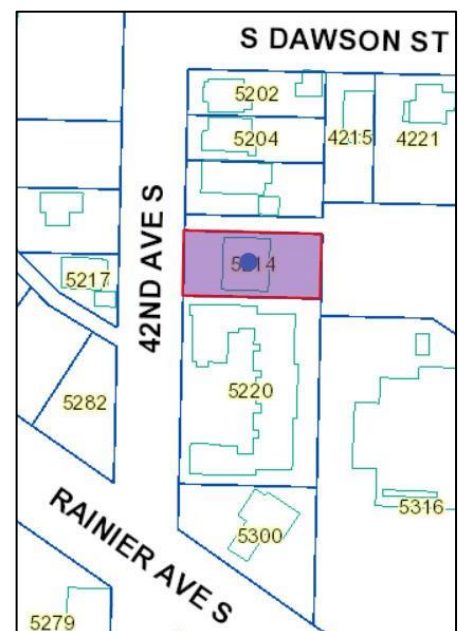
Nearby Zones: Single Family 5000 (SF500)(North)
NC2-40 (South)
NC2-40 (East)
NC2-40 (West)

Lot Area: 7,606 square feet (sq. ft.)

Current Development: The site is currently vacant.

Surrounding Development and Neighborhood Character:

This site is located less than one block from Rainier Ave S. and fronts 42nd Ave S. The surrounding development and neighborhood character consists of traditional, single family structures to the north and more contemporary multi-family structures to the east and south.



The proposal is part of a larger, assisted “campus” owned and operated by Kin On Community Health Care. A larger, existing assisted living facility building owned by Kin On is located to the east/southeast of the project site. To the north of the site, Kin On is planning a smaller-scaled adult family home (zoned SF 5000) that is under a separate permit and proposal. The proposed building and future adult family home will be separated by a vehicular easement that is used to access shared parking for all three Kin On Community Health Care buildings.

Access: Pedestrian access to the site is proposed from 42nd Ave S and the shared pedestrian and vehicle easement to the north. Vehicle access to the shared parking is proposed from 42nd Ave S and S Brandon St, via an easement and existing surface parking lot.

Environmentally Critical Areas: There are no Environmentally Critical Areas on-site.

PROJECT DESCRIPTION

The applicant is proposing to build a three story assisted living facility with 20 rooms (13,126 sq. ft.). Existing structure to be demolished under a separate permit.

EARLY DESIGN GUIDANCE September 8, 2015
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The packet includes materials presented at the meeting, and is available online by entering the project number at the following website:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

At the EDG meeting there were several members of the public present. The following public comments were provided:

- Adjacent property to the south has private outdoor amenity spaces and the proposal should respect the privacy and peace and quiet of that space.
- There were previously a number of large trees that helped to mitigate noise and privacy for the adjacent uses.
- Encouraged taller landscaping and greater setbacks to provide a buffer to neighboring properties.

- Would like to see the scale and height visually reduced, and supported the pitched roof for this reason.
- There is a newer, existing retaining wall that was installed adjacent to the single family lots to the north as part of the shared parking lot improvements. It is set back from the neighboring properties ranging from one to six ft. The abutting property owners would like to see some fencing and/or landscaping to buffer the retaining wall from their properties.
- Did not support the applicant's preferred option (Option 3) because it did not read true to its use as an assisted living facility.
- Would like the sidewalk on 42nd S to stay open during construction.
- Noted that people will use the eastern entry because it is closest to parking so the design should reflect that circulation pattern while still remaining cognizant of privacy and impacts of the potential entry location on the neighboring property backyard privacy.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

EARLY DESIGN GUIDANCE September 8, 2015

1. **Massing & Relationship to Street:** At EDG, the Board generally supported the Applicant's Preferred Option (Option C) because of how it related to the adjacent existing and future residential and campus development.
 - a. The Board noted that Option B could be further developed to be more of a hybrid roof form and directed the applicant to explore how the perceived building height and scale may be further reduced. **(CS2-B-2)**
 - b. The Board discussed how the building and uses related to the street and stated a preference for additional semi-public spaces adjacent to the street. The uses should be arranged to provide more eyes on the street for safety and a sense of activity. **(DC1-A-1, DC1-A-2, DC1-A-4, CS2-B-2)**
 - c. The Board noted that it was unclear how the building related to the adjacent uses and context. For the next meeting, the applicant must provide a north-south cross-section that includes the easement, future building to the north, and existing building to the south as well as an east-west cross-section that includes the right-of-way to the west and pedestrian bridge and surface parking the east. **(CS2-B-2, PL4-A-2)**
2. **Entries & "Campus" relationship:** The Board expressed general support for the entry locations in the applicant's Preferred Option and noted that an entry located at Northeast would likely be the most successful because of its relationship to the larger campus.

- a. The Board noted that the 2nd level entry accessed from the pedestrian bridge had potential to become heavily used and therefore should be designed with that in mind. Specifically, this entry should be accessible and oriented toward the pedestrian, minimizing any potential impacts from service and waste functions. **(DC1- C-4, DC1-B-1, PL4-A-2, PL3-A-1)**
- b. The applicant should provide a plan for the entire “campus,” identifying the arrival sequence and circulation for all users (residents, employees, visitors, services) and transportation types (transit, car, pedestrian), any shared facilities, parking, amenity spaces and/or functions, and primary and secondary entries for the other buildings in the “campus.” **(PL4-A-2, DC1-B-1, DC1-C-4, DC3-B-4)**

3. Easement, Landscaping, & Amenity Spaces:

- a. The Board questioned how the courtyard would function and requested additional detail and information on the courtyard including the intended use and function, landscape/hardscape details, and additional information on its relationship to the adjacent uses. **(DC1-A-2, DC4-D-1, DC4-D-2, DC4-D-4, DC3-B-1)**
- b. The Board discussed how the building would relate to the easement and future group home to the north of the site across the easement. The applicant should incorporate ways to enhance the pedestrian nature of the easement to make a strong connection between the proposal and the future building to the north, including minimizing the vehicle lanes and enhanced landscaping. For the next meeting, a detailed plan for the easement (including landscaping and hardscape) and plans for the future building to the north should be provided. **(DC4-D-1, DC4-D-2, DC4-D-4, DC3-B-1)**

4. Services:

- a. The Board expressed concern with how the solid waste collection and servicing would function noting that it was unclear what ingress/egress would be used for these services; it was not clear how waste bins would get to and from the pick-up area. For the next meeting, the applicant must provide additional detail on how deliveries, services, and solid waste collection will function and demonstrate how the potential negative impacts would be mitigated. **(DC1-C-4)**

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance no departures were requested.

RECOMMENDATION September 20, 2016

PUBLIC COMMENT

At the Recommendation meeting there were several members of the public present. The following public comment was provided:

- A member of the public asked clarifying questions about the lighting plan.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

RECCOMENDATION September 20, 2016

- 1. Local History and Kin-On Campus Precedent:** The Board wanted to see the north entrance use the double column entry as shown in other parts of the Kin-On campus to assist in wayfinding. The Board acknowledged this would be the primary entrance, as discussed later in the report, and supported deemphasizing the 42nd Street entry. (PL3, CS2-B)
- 2. Livability:** The Board felt there were some changes to the design that could improve access to light for the interior units and recommend the following conditions. (DC1-A and CS1-B)
 - a. The false bay on the north façade should be changed to usable space for each unit.
 - b. Window proportions should be increased for better façade composition and access to natural light on north and south elevations.
 - c. The Board warned that the windows on the east façade may be too close to the property line and may not meet building code. The Board wanted to see these windows maintained even if the applicant had to move the building in order to meet the building code standards.
- 3. Exterior Elements:** The Board wanted to see exterior elements used to further break the facades into base, middle, and upper portions and recommended the following conditions (DC2-B & C, DC4, CS3-B)
 - a. The use of stone should be relegated to public use areas for wayfinding.
 - b. There should be continuous banding of trim on the upper third of all facades.
 - c. The PCAC and siding detailing should be coordinated for overall façade composition.
 - d. The patterning of finish materials should be consistent; the siding on the central part of the north façade should be horizontal not vertical.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the **FINAL** Recommendation the following departures were requested:

1. **Blank Facades (SMC 23.47A.008.A2):** The Code requires that no more than 40% of a street facing façade may be composed of blank segments. The applicant is asking for 58% of the street facing façade be a blank wall. Their justification is based upon installation of a living wall to add visual interest.

The Board unanimously rejected this departure request and agreed that they could only support the second departure related to the entry as they were willing to allow a less prominent street entry, but that approval of the other departure would be contingent on a design that provided the code required level of transparency. (DC1)

2. **Prominent Entry (SMC 23.47A.008.D1):** The Code requires residential uses located along a street level, street facing façade to have a prominent entry. The applicant proposes a double store-front entry door with a canopy.

The Board unanimously approved this departure as they agreed the entry should be deemphasized for wayfinding. Families and staff will use the north entrance located interior to the campus. For the 42nd Street entrance the Board would allow the use of a single doorway and reduction of the canopy to assist in wayfinding. The doorway should remain fully glazed. (PL4-A)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Recommendation no departures were requested.

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Friday, September 09, 2016, and the materials shown and verbally described by the applicant at the Tuesday, September 20, 2016 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. The north entrance should use the double column entry similar to other parts of the Kin-On campus.
2. The false bay on the north façade should be changed to usable space for each unit.
3. Window proportions should be increased for better façade composition and access to natural light along the north and south elevations.
4. The windows on the east façade should be maintained as shown.
5. Exterior elements shall be used to break all facades into a base, middle, and upper sections.
6. The use of stone on every elevation shall be relegated only to public use areas for wayfinding.
7. There shall be continuous use of banding of trim on the upper third of all facades.
8. The PCAC and siding detailing shall be coordinated for overall façade composition.
9. The patterning of finish materials shall be consistent; the siding on the central part of the north façade should be horizontal not vertical.
10. The prominent entry should include:
 - a. The use of at least a single door.
 - b. The doorway should be fully glazed.
 - c. Reduction (not elimination) of the canopy.